

Board of Selectmen Meeting - Tuesday, May 26, 2014

6:15 PM - Present: Christopher Johnson, Gerard Miller, Molly Curtin-Schaefer, Leslie Beebe.

Mail was read. Previous minutes were approved.

The Bottle Bill was discussed. Christopher Johnson made a motion to send a letter supporting this bill. Gerard Miller seconded, no opposition.

Christopher Johnson made a motion to appoint Marcie Kammel to the Cultural Council, Gerard Miller seconded, no opposition.

VFIS – Volunteer Fire Fighter Insurance Tyringham's liability will be increased to \$100,000 per occurrence.

The Historical Commission bids will be held and not rejected at this time as they may receive funding.

The OPEB "other post employment benefits" report will be discussed with the Finance Committee.

Christopher Johnson will be away ~~June~~^{July} 11 thru August 11, 2014.

The Highway Dept. is working on George Cannon Road, Goose Pond Road and Stonebridge Ways. The catch basins and pipe arrived for the Stonebridge Ways project. Molly was authorized to apply for a Pre-Mitigation grant for the Main Road bridge, near 144-146 Main Road. This grant is a 75% - 25% match grant. Tyringham would have to pay the 25% portion.

The Board will follow up on the following items: Secure mail boxes at Goose Pond, Tax Collector hours, employee performance reviews.

HIGHWAY GARAGE – See attached list for attendees.

Chairman Johnson opened the meeting describing the issues we have with our current garage under the Town Hall. OSHA standards, fumes, welding, washing vehicles, housing equipment, sanders freezing, resale on equipment etc. He thanked the Town's residents for attending this informational meeting on the issues of a new Town Highway Garage. Matthew Puntin gave an over view of the History of the "Highway Building Committee" and their task at hand. Matthew Puntin went thru a slide show discussing three parcels of land the Town is currently discussing. He reviewed the pro's and con's of each location.

- **Monterey Road – 2 acres currently in an Agricultural Restriction (APR)**
- **Webster Road - 2 acre parcel priced at \$89,000**
- **Jerusalem Road – 40 acre parcel, house/barn on property priced at \$549,000**

Carey McIntosh explained how the Housing Commission could use the house that is currently on this property for Affordable Housing. He also stated the Housing Commission could donate \$60,000.00 toward the purchase price from funds they have raised.

After the slide show presentation (see attached) the following comments and questions were asked.

PROPERTIES:

Site #1 -

- Monterey Road – 2 acre parcel, currently in an “APR” restriction Charles Slater, Jr. property – more information is needed.

Site #2 –

- McIntosh, Kenneth property – Monterey Road
This property is currently not an option.

Site #3 –

- Webster Road – 2 acre parcel, \$89,000 owned by the Harding Trust

Site #4 –

- 46 Jerusalem Road – 40 acres, \$549,000 owned by Butler/Pierce
House and barn on property

After the following questions, it was agreed to authorize Matthew Puntin to get an estimate and proceed with Berkshire Engineering to gather more information on the Monterey Road property owned by Charles Slater, Jr.

Questions:

Site #1 – Monterey Road

Josh Gilder asked if C. Slater is adverse to garage on his property. Asked about APR restriction and if it could be removed. Wetlands.

Will Palmer asked the process of removing the property from APR.

More information is needed on this property.

Site #2 – Kenneth McIntosh/Monterey Road

It is believed that this property is not available.

Judy Morehouse asked the cost of this property.

Site #3 – Webster Road

Walter Palmer stated he is against the highway building here. He has discussed the vernal pool on the property with Karen Hirschberg from the DEP.

Everett Fennelly stated he did not think there was 200 feet of road frontage.

Will Palmer stated the duck pond is co-owned by 3-4 families and they all have reasons for concern. Run off from that property into the duck pond is a huge concern.

Josh Gilder stated he preferred not to have garage on that property. He feels it could be a danger to the duck pond and the ascetic's of the area.

David Gilder – sent the attached letter regarding this property.

Site #4 – 25 Jerusalem Road

Robert Alsop asked if the town has looked into the 2 engineering reports on this property that have been completed.

James Fawcett asked about the topography of the proposed driveway.

Michael Curtin stated the house was built in the 1940's and the foundation has cracks, there is no footing drains, no insulation, siding issues, 2 layers of shingles on the roof, septic is a failed system and a buried fuel tank on the property.

Everett Fennelly stated this would not be a money maker for the Housing, it would be a loss in revenue for the Town with the property coming off the tax rolls.

Sidney Urquhart stated she has no questions. She is not thrilled about the location of this project. Looking up Jerusalem Road will be ugly.

Maggie Howard asked if the road would need to be widened.

Mike Curtin stated drainage work would need to be fixed on Jerusalem Road.

Joan Ferrante asked if anything could stop the purchase of this property and a mcmansion being built.

GENERAL -

Carl Curtin stated the Town building need extensive work, School, Library, Town Hall.

Peter Rasati stated could we afford to build, could we afford to maintain all our properties.

Everett Fennelly stated the figure of 1.5 million dollars were scare tactics on costs.

Carl Curtin asked if the estimated costs were figured using prevailing wages.

Mike Curtin stated many people in Town are on a fixed income, we need to cut the fat to get the money for a new garage. A \$100,000 a year payment would be about .50 on the tax rate.

Judy Morehouse stated we have to do something; we need a town garage to store our equipment.

Everett Fennelly stated we have more equipment than we need.

Maggie Howard asked about renting space in Lee.

Barbara Palmer asked if other property owners were approached.

Donald Puntin asked where the other property owners were.

Christopher Johnson stated over 50% of the land in Tyringham is protected. The Agricultural Preservation Restriction (APR) give reduced tax revenue or no tax revenue to the Town depending on the type.

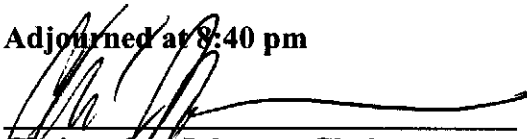
Everett Fennelly asked about the remainder of the "Browns field" near the school, he feels that property should be investigated.

Judy Morehouse stated the Town will have a hard time with obtaining Brown's filed as the Housing couldn't get a piece for an Affordable Unit.

Gerard Miller asked how the people would like the Board to proceed with all the information that has been discussed. It was decided to investigate Monterey Road property and look into removing the APR.

Matt will make a list of the pros and cons of each property including the rental property in Lee, Ma - as requested.

Adjourned at 8:40 pm



Christopher Johnson, Chairman

Absent

Peter Curtin,--Clerk



Gerard Miller, Member

To the Selectmen/ board?

Thank you for having this informational meeting about the Town Garage, or "Barn" as I prefer to call it. The graduation from high-school of one of our grandchildren is why I cannot attend in person. I do have some comments I shall make in this matter...

1. Some may recall this project has history --this time it is different we cannot fail to come up with a solution. Namely a new location for the town road equipment. To not act places our town in very real jeopardy with state law.
2. There is a reaction of ~~NIMBY~~ Not in my back yard . I suggest another definition: A Compromise is action that no one is happy with, but everyone can live with. This must be our definer of action. We must find a solution that is the most economical and in the best interest of all. Tyringham has to act!
3. Through study , open conversation, and most important GOOD DESIGN are essential to the ultimate success of the new Town BARN
4. I want to thank our chairman, Mat Puntin, for his hard, hard work, diligence, ^{and} openness to get us to this point -- whereseveral option can be discussed.

my continued

I look forward to ~~being~~ involved in this very important undertaking for the town of Tyringham.

Patricia Grace Zambusch



Town Administrator

From: "TyringhamMA_CommentArchives" <TyringhamMA_CommentArchives@virtualtownhall.net>
Date: Monday, May 26, 2014 7:36 PM
To: <townhall@bcn.net>
Attach: Attach0.html
Subject: Fwd: Comments About the Web Site

Request From: David Gilder
Email: dgilder31@hotmail.com
Source IP: 66.75.60.91

Address: 2660 Hidden Valley Rd.
City: La Jolla
State: CA
Zip: 92037
Phone: 858-784-7346
Organization:

Dear Tyringham Selectmen:

I am writing to express my concern about the potential environmental impact of a town garage, with a gravel and salt storage, on Webster Road just up the road and uphill from the Duck Pond.

I am an owner, with my brother and cousins, of the house at 1 Webster Rd. I have been spending time during the summer in that house for over 60 years.

I believe that the proposed site for the garage is a wetland. The soil is frequently boggy and spongy, even in July and August. It probably supports a variety of wildlife and drains directly into the Duck Pond which is the source for Singlebrook which itself runs directly into Hop Brook. I am especially sensitive to the potential toxic effects of salt, chemicals, and oil-based products on wildlife in and around the Duck Pond having recently experienced the many years' disappearance of tadpoles and frogs from the Duck Pond. They are just beginning to make a comeback in the Duck Pond and I feel it is very important that their return not be endangered.

I would respectfully request of the Selectmen order an Environmental Impact Statement assessing the potential adverse impact of a garage site up Webster Road from the Duck Pond and a determination whether or not the proposed garage site complies with The Massachusetts Wetlands Protection Act.

Thank you for your consideration of this matter. Please do not hesitate to contact me with any questions or information concerning this issue.

5/27/2014

Sincerely,

David A. Gilder

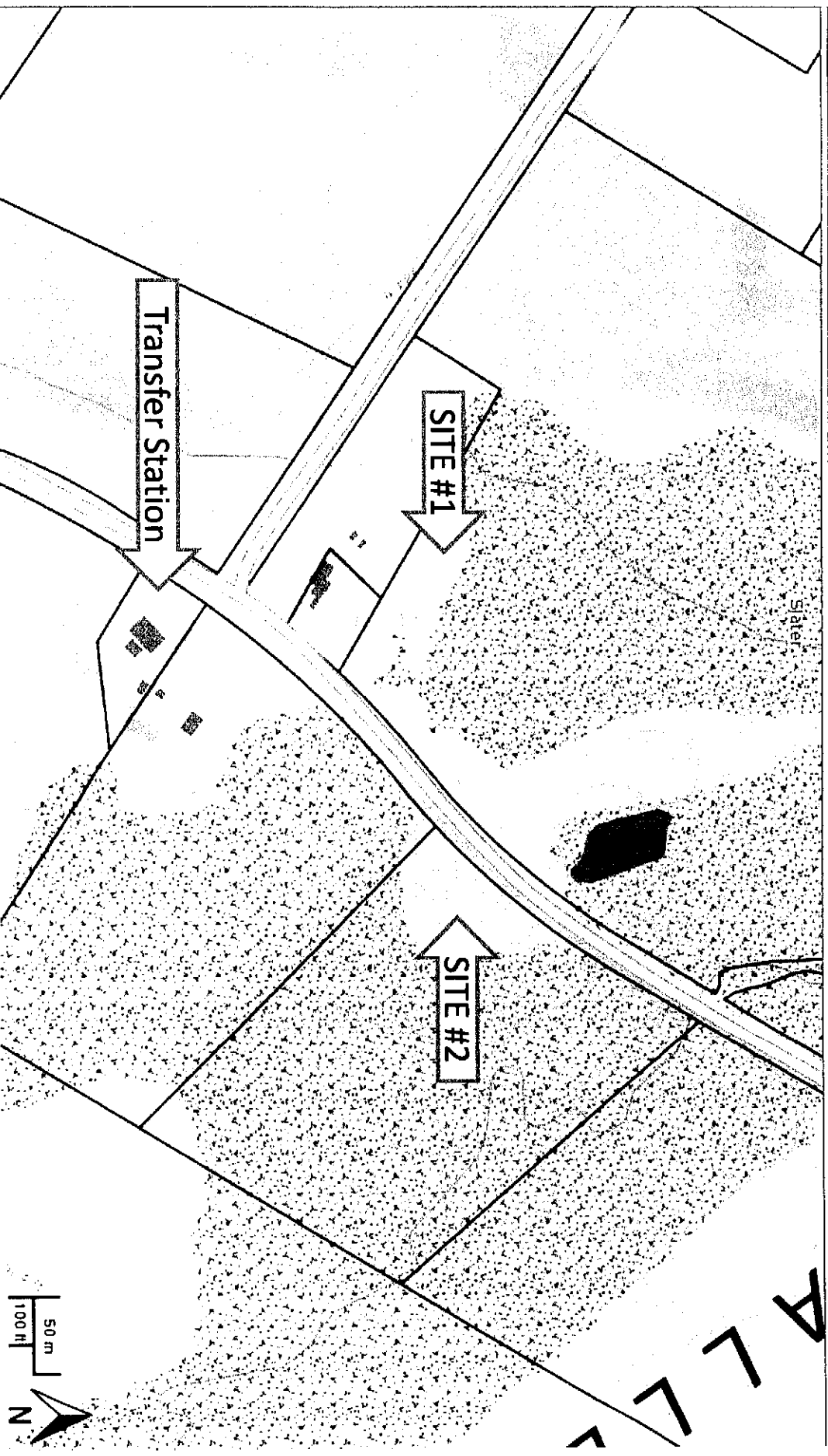
Tyringham Highway Building

Conceptual Building Design –
Steel structure with wood siding



Monterey Road

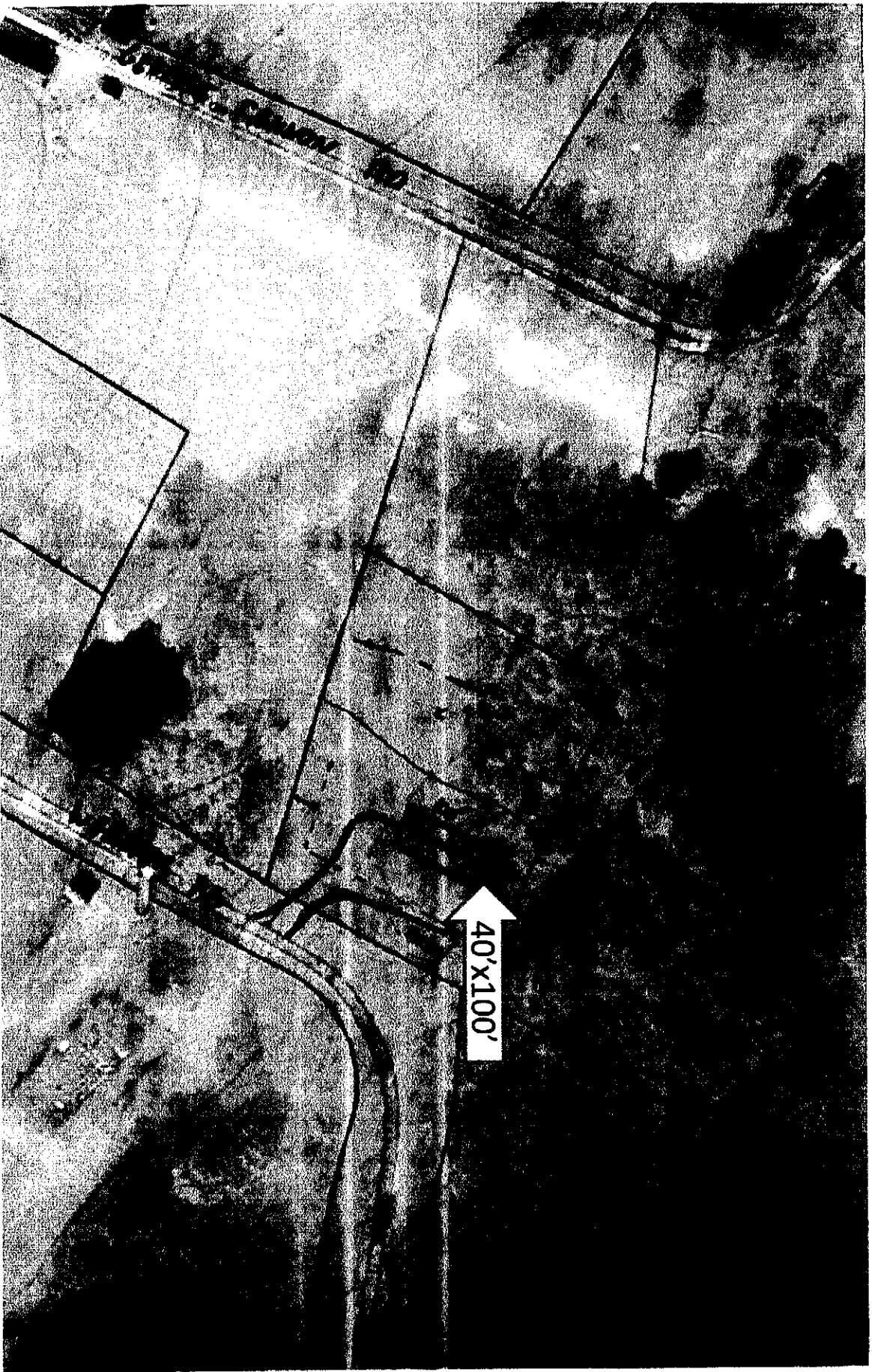
Monterey Road



Webster Road

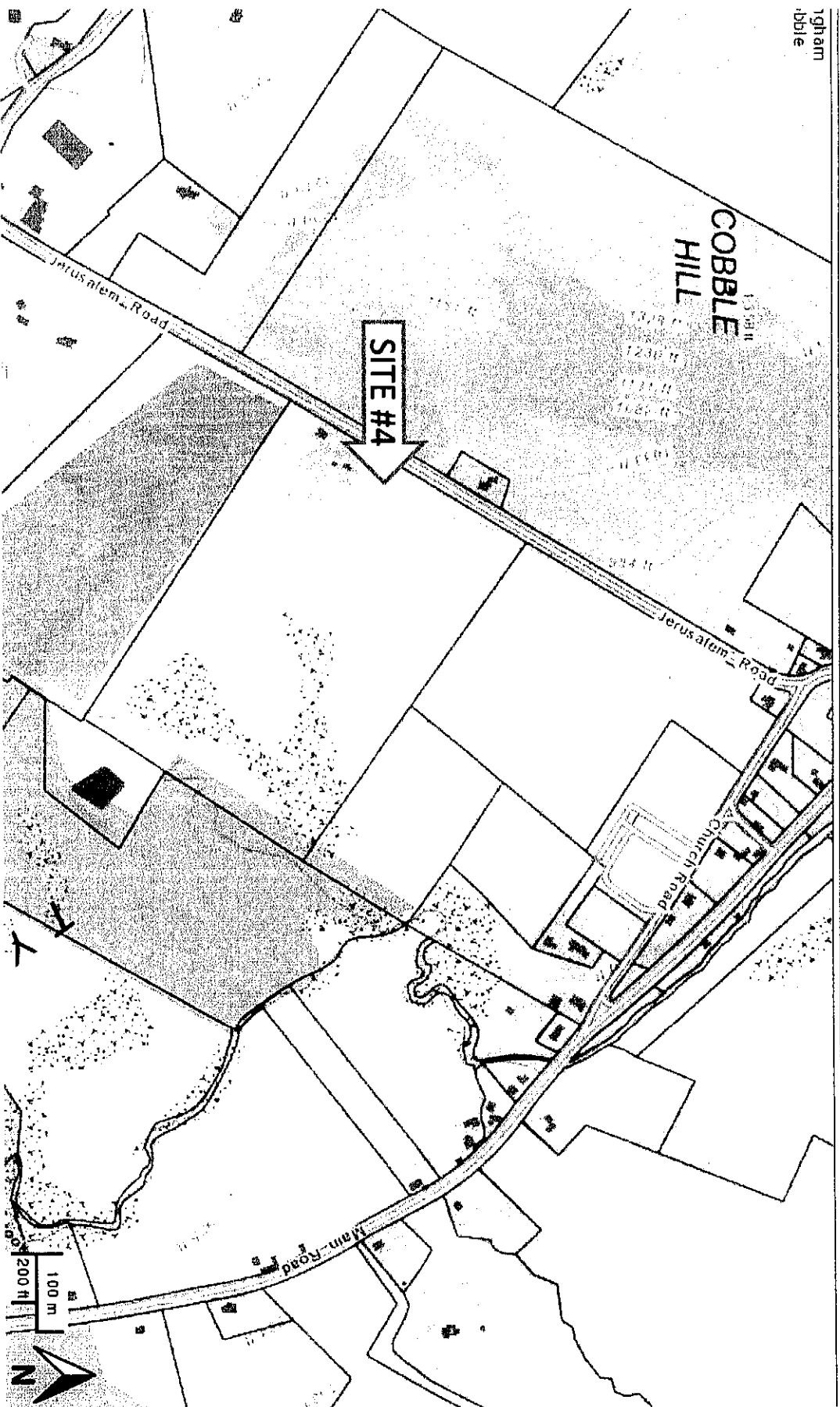


Webster Road

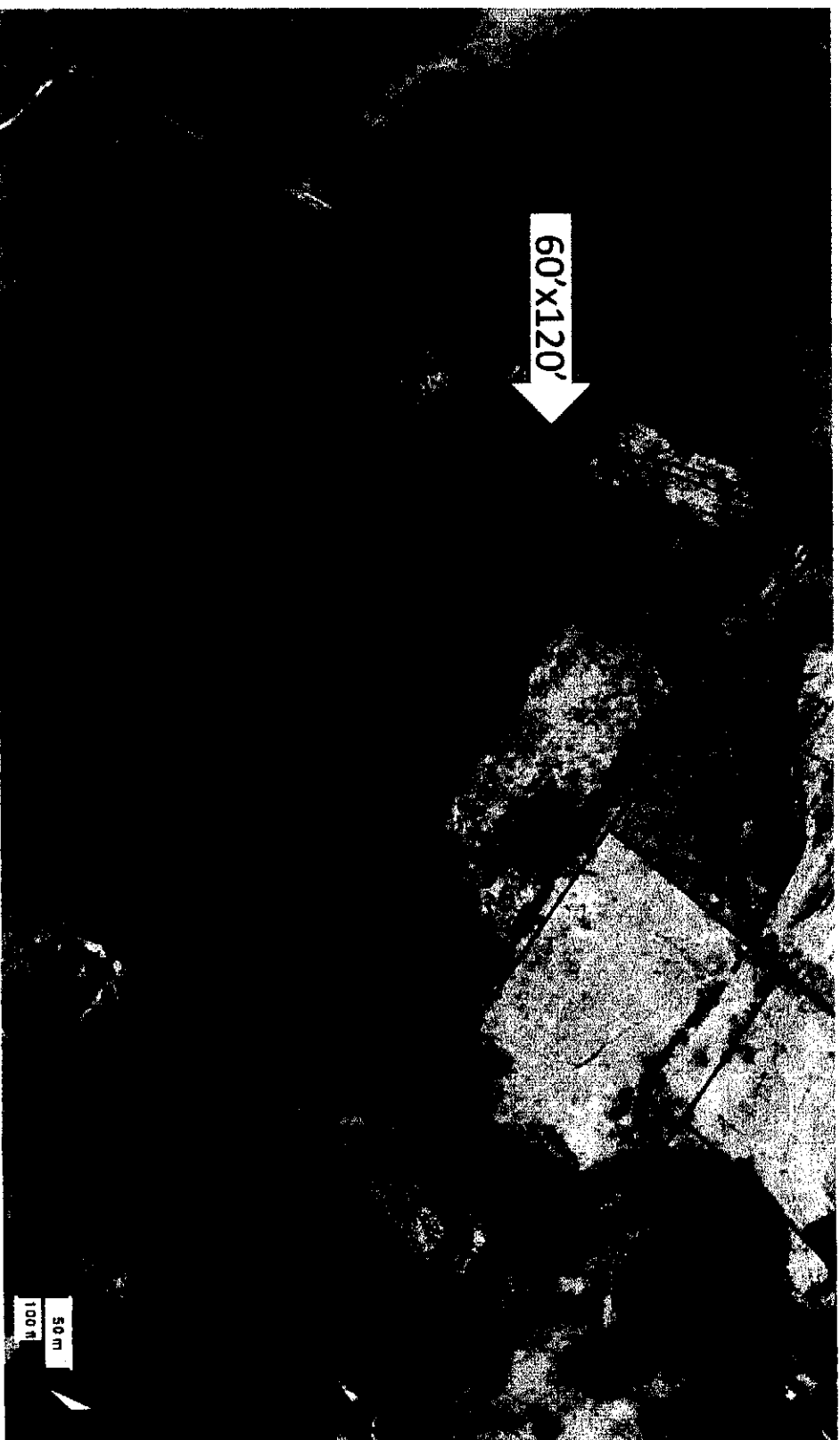


25 Jerusalem Road

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Highway Bldg meeting
Sign In May 27, 2014

Jim Fayett
Ken Schaffer
Robert & Tracie Alsop
Laura Puntin
Chris Curtis
Guy Austin
Walter Rees
Bert Rees
Rene Palmer
Willy Pappenhimer
Paul Alton
Josh Gilder
Charles Slater
Joan Fenuante
Gary G. Intosh
Don Puntin
Jim Consalato
Philippa Claude (Treat)
Maggie Hensen
Stacy Waghant
Brian Waghant
Barbara Palmer
Peter Rasatti